

To: Westfield Plan Commission

From: Henke Development Group, LLC

Subject: Midtown at Westfield – Follow Up to Meeting with Morgan Woods Neighborhood

Date: June 21, 2022

This memo is a follow up to a request made at the June 6, 2022 Public Hearing for Docket Nos. 2206-ODP-05 & 2206-SPP-05 made by residents of Morgan Woods. Brad Henke with Henke Development met with a group of roughly twenty (20) of the neighbors of Morgan Woods (the “Neighbors”) on June 20, 2022 and discussed a number of topics. The discussion was extremely positive and beneficial for both groups. We plan to continue to have open dialogue with their community as development of Midtown continues. Specifics of the discussions from the June 6th meeting are noted below:

- Plantings and Buffering
 - The plantings and buffering north of Cool Creek were discussed at length. The Neighbors requested that the existing trees north of Cool Creek remain and Brad agreed. This area will be preserved.
 - Brad explained the planting limitations stipulated by the Hamilton County Surveyor. The Neighbors requested that we plant native hardwood trees along the north side of the existing lift station access drive and Brad agreed. The locations of these plantings will be determined in the field and a note will be added to the landscaping plans. We will be sure to coordinate with the Neighbors during the installation.
 - Additionally, we plan to continue dialogue with the Hamilton County Surveyor through their permitting process. We will continue to press for the allowance of additional plantings and plan to target the south side of the access drive. If they show flexibility and allow plantings in that area we will add those plantings, as well.
 - The Neighbors requested that we coordinate with the Community Hospital team during their landscaping designs to promote the use of conifers along the north side of the building. We have relayed this request to Brian Cross, representing the Community Hospital team.
- Utilities
 - The Neighbors relayed the desire for gas and internet utilities. Brad explained that with the new Midtown Development, the changes of new utility extensions to Morgan Woods becomes more feasible. We plan to relay this desire to CEG Gas as well as Metronet, the internet provider in the area and will assist in coordination of these efforts.
 - The Neighbors requested a gate at the entrance to the lift station access drive. We have reached out to CEG to relay this desire and will coordinate efforts to having this installed if CEG approves.
- Trails
 - The Neighbors asked about our plans for trail connectivity. After coordination with John Nail, the Public Works Director for Westfield, we plan to extend the trail along East Street down to 191st and along the north side of 191st over to US 31. We will add a pedestrian crossing along the east splitter island of the interchange to connect to existing sidewalk infrastructure that crosses US 31.

Sincerely,

Phil A. Sundling, PE
Henke Development Group